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£225,000



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111 Hollingsworth Road Lowestoft, NR32 4BN

- SPACIOUS THREE BED SEMI
- DOUBLE GLAZING THROUGHOUT
- STUNNING REAR GARDEN
- DRIVEWAY & GARAGE
- PLEASANT LOCATION
- 25ft LOUNGE DINER
- GAS CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- CLOAKROOM WC
- NO ONWARD CHAIN

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION in DETAIL

Entrance Porch 1.81m x 0.70m (5' 11" x 2' 4")

Enter through the modern part-glazed uPVC sealed unit double glazed double doors into the Porch. The perfect place to hang up your coat, kick off your shoes and relax in your new home. Another part-glazed door leads you in to your ...

Hallway

Light and bright due to the uPVC sealed unit door which is flanked by two opaque glazed windows allowing plenty of natural daylight. A fitted carpet is laid underfoot, your staircase leads you up to all first-floor rooms, there's a handy cupboard below and radiator maintains a comfortable temperature. Doors lead off to your Kitchen and ...

Lounge Dining Room 7.70m x 4.25m (25' 3" x 13' 11") narrowing to 3.04m

To the front, an abundance of natural daylight is beamed through the large bay fronted uPVC sealed unit double glazed window, also allowing views over your front Garden. There's a tiled fireplace housing an electric fire, radiator and fitted carpet and an opening lead you into your Dining area.

At the dining end of your Lounge Diner, ample space is provided for a good size family dining suite, there's a 'retro' serving hatch from the Kitchen, radiator and uPVC sealed unit double glazed patio doors leading out to your beautiful rear Garden.

Kitchen 3.57m x 3.00m (11' 9" x 9' 10")

Your Kitchen features a range of base and wall units fitted to three walls complete with unique T&G wood doors and drawers with a roll edge worktop and tiled splashback over. Integrated appliances include a gas hob with extractor Your central heating boiler is located here, and ample space is provided for your automatic washing machine, dishwasher and fridge freezer. Your one-and-a-half bowl sink and drainer is located under your one of your two uPVC sealed unit double glazed windows.

Laminate flooring is laid underfoot and a door leads you into a very handy Larder. Your back door leads you outside and another to...

Cloakroom WC 1.55m x 0.90m (5' 1" x 2' 11")

Essential for the family is the downstairs Loo! There's a low level WC, wash hand basin, vinyl floor and opaque uPVC sealed unit double glazed window.

FIRST FLOOR

Landing

At the top of the stairs the Landing features a uPVC sealed unit double glazed window, a fitted carpet underfoot and doors lead off to all first floor rooms.

Bedroom 1 3.70m x 3.68m (12' 2" x 12' 1")

Located at the front part of the property the largest Bedroom features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Bedroom 2 3.70m x 3.55m (12' 2" x 11' 8")

You may choose this one as your Master as it is located at the rear of the property and features a uPVC sealed unit double glazed window. There's also a fitted carpet and radiator.

Bedroom 3 2.46m x 2.43m (8' 1" x 8')

The smallest of the three features a uPVC sealed unit double glazed window, fitted carpet and radiator.

Shower Room 2.42m x 2.48m (7' 11" x 8' 2")

A professional conversion has taken place to create a super Wetroom. Waterproof flooring, there's a tiled shower area, pedestal sink and low-level WC. There are also two opaque uPVC sealed unit double glazed windows, a radiator and airing cupboard.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here, there's small wall allowing for privacy, your driveway leads to the side of your house while a brickweave area allows even more parking.

A gate leads you through to your rear Garden and Garage.

Rear Garden & Garage

Your beautifully manicured Garden is packed full of mature trees, plants and shrubs. There's a patio nearest the house, perfect for sitting out or even a spot of alfresco dining, a pristine lawn and another patio flanked with exotic planting at the end of the Garden.

Your brick built Garage features power and light, and an up-and-over door.

Council Tax

East Suffolk Band B

SUMMARY

Though the property is in excellent decorative order, you may want to modernise to make your own. Spacious living, double glazing and gas central heating are excellent benefits, however the layout and that Garden are superb.

To view, simply call the numbers on page one of this brochure.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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AN EXCELLENTLY PRESENTED THREE BED SEMI

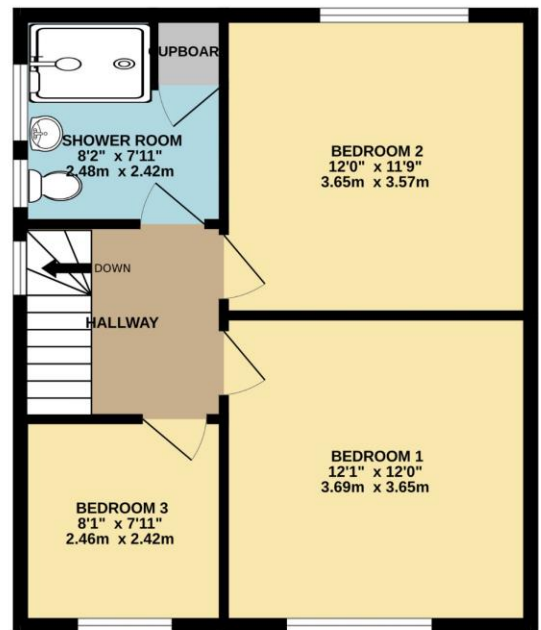
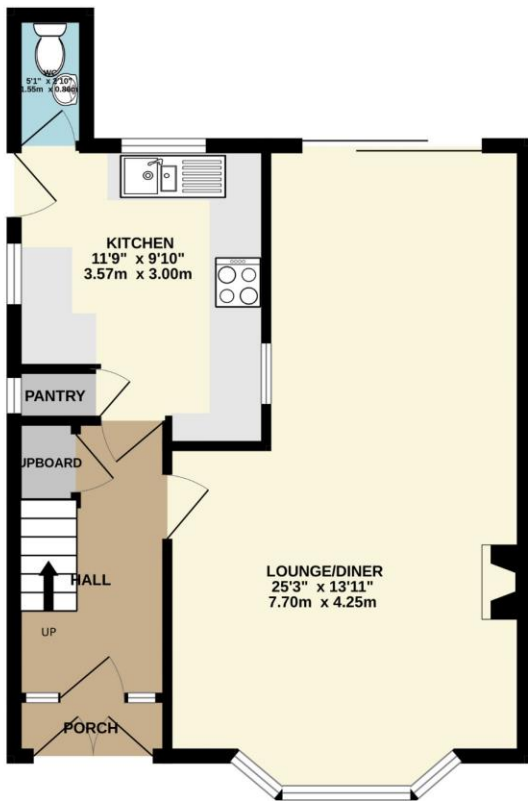
We are delighted to offer for sale this lovely three-bedroom house on the very popular Hollingsworth Road in North Lowestoft. Your accommodation comprises of an Entrance Hall, 25ft Lounge Diner, Kitchen and Cloakroom WC on the ground floor, while upstairs, three Bedrooms and Shower Room. All this with the creature comforts of gas central heating and double glazing. Outside there is plenty of parking on the driveway, while to the rear there's a Garage and wonderful rear Garden.

STUNNING REAR GARDEN | NO ONWARD CHAIN

LOCATION AND AMENITIES

Located on Hollingsworth Road, this is a popular road in a residential neighbourhood in North Lowestoft with a thriving community and is convenient for a range of local amenities such as shops and schools, with the hustle and bustle of Lowestoft town centre only a mile away. The beach and Suffolks stunning countryside also not too far away and a good public transport network is available.

Contact: STEVE NEWSHAM | Mobile: 07785 581002 | Email: steve@one-estates.co.uk



111 HOLLINGSWORTH ROAD, LOWESTOFT

TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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